



# KOTAK MAHINDRA BANK LTD.

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

Registered office 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051

Corporate Office: Kotak Infinity, Zone-II, 4th Floor, Bldg. No.21, Infinity Park, Off. W.E. Highway, Goregaon, Mumbai – 400 097:

Branch/Regional Office: Kotak Mahindra Bank Ltd, 5th floor metro tower vijay nagar Indore (M.P.) 452001

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Kotak Mahindra Bank Ltd and the Physical Possession of which has been taken by the Authorized Officer of Kotak Mahindra Bank Ltd, on dated 23-01-2024, and will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd i. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection of properties
<b>Cash Credit Facility Loan Account No. CRN No. 78089869) Loan Account No. 9811452381 and Term Loan Facility Loan Account No. CRN 78089869 Term Account No 5915TL010000067</b> <b>1.M/s MMB Jute Udyog Through its sole Proprietor Mr Prem Ratan bothra 23, 24 Murali Mohalla, Chawani Grain House Flat no 204-205, 2nd floor opposite Sheetal Gajak Indore – 452001 (Borrower)</b> <b>Also at: Having Address at: Flat no 101, NRK Villas 22/2 Manoramaganj, Indore MP 452001</b> <b>2.Mr Navratan Kumar Bothra S/o Mr magan Lal bothra Having Address at:165 Vidya nagar, Sukhdham apartment flat no 102, Behind Sapna Sangeeta Road, Indore MP 452001</b> <b>3. Mrs Priti Bothra W/O Mr Prem ratan bothra Having Address at: Flat no 101, NRK Villas 22/2 Manoramaganj, Indore MP 452001 (Co- Borrower/ Guarantor)</b>	<b>Demand Notice dated 10-08-2021, Rs.3,36,23,824.45 /-</b> (Three crore thirty six lakhs twenty three thousand eight hundred twenty four and forty five paise Only ) <b>As on 9/8/21</b>	<b>1.All that Piece and parcel of Property Being Industrial Land admeasuring 1789.96 Sq meter (Plot area) at Patwari Halka No 62 (old No 26) and Land Nearing Revenue diverted Survey no 211/1 Paikee of Village Palda, Ward no 75, Indore (M.P.) along with improvements. East: Road, West: Road and Land no RS No 211/1 Paikee, North: Road and Land no RS No 211/3 Paikee South: Road and Land no RS No 311/1 and 311/2</b> <b>2.All that Piece and parcel of Property Being Industrial Land admeasuring 189.68 Sq meter (Plot area) at Patwari Halka No 62 (old No 26) and Land Nearing Revenue diverted Survey no 311/1 \$ 311/2 Paikee of Village Palda Ward no 75, Indore (M.P.) along with improvements East: Other factory, West: Remaining Land of RS no 311/1 and 311/2, North: Land of RS No 211/3 Paikee, South: Tiles factory</b>	<b>Rs. 5,50,59,750/-</b> (Rupees Five Crore Fifty Lakhs Fifty Nine Thousand Seven Hundred Fifty Only)	<b>Rs. 55,05,975/-</b> (Rupees Fifty Five Lakhs Five Thousand Nine Hundred Seventy Five Only )	<b>4/09/2024 11:00 hrs – 12:00 hrs</b> <b>Date/ time of Auction 13/09/2024 from 11:00 hrs to 12:00 hrs</b>

**Bid Increase Amount 5,00,000/- Last Date for Submission of Offers / EMD:- 12/09/2024 till 5.00 pm.**

### Important Terms & Conditions of Sale:

(1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s.C1 India Pvt Ltd i.e. <https://www.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner Dharani Krishna, through Mobile No.: 9948182222, & E-mail id: [mpcg@c1india.com](mailto:mpcg@c1india.com) & [support@bankauctions.com](mailto:support@bankauctions.com); (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Indore along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. (5) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by KMBL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest; (6) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited; (7) The successful bidder shall pay 1% of Sale price towards TDS on the PAN No. ADFHL7544N & AWFQGH0875J (out of the sale proceeds) and submit TDS Certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the Authorised Officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in Fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, contact the **Authorized Officer Prashant Satpute @ 9724433999, and Mr. Ashok Motwani @ 9873737351** at above mentioned Regional office of Bank.

**Special Instruction:** e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Place:- Indore M.P Date: 24/08/2024

Sd/- Authorized Officer, Kotak Mahindra Bank Ltd.